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Recorded: 08/29/2006 12:39 PM

Return to:

Frederick M. Misilo, Jr.
Fletcher, Tilton & Whipple, PC
370 Main Street
Worcester, MA 01608

QUITCLAIM DEED

We, JULIUS MUSKUS and MARY MUSKUS, as husband and wife, tenants by the entirety, of
10 McClellan Street, Amherst, Hampshire County, Massachusetts

for consideration paid and in full consideration of

LESS THAN ONE HUNDRED DOLLARS (\$100.00)

GRANT to MARY MUSKUS, individually, of 10 McClellan Street, Amherst, Hampshire
County, Massachusetts

WITH QUITCLAIM COVENANTS:

The land with the buildings thereon beginning at an iron pin at the Northwesterly corner of the
described premises, on the Southerly side of said McClellan Street, and at the Northeasterly
corner of land now or formerly of Robert Adair, formerly of one Pike; and running

THENCE: Southerly, along land of said Adair, eighty-nine (89) feet, more or less, to an iron
pin and land formerly of C.H. Fernald;

THENCE: Easterly along land of said Fernald and land now or formerly of Frederick G.
Ruder, sixty-one (61) feet, more or less, to an iron pin;

THENCE: Northerly, in a straight line, along land now or formerly of Carolyn S. Wyman,
eighty-seven and nine tenths (87.9) feet, more or less, to an iron pin on the
Southerly side of said McClellan Street, distant Easterly, measured along said
McClellan Street, fifty-seven (57) feet, more or less, from the point of beginning;

THENCE: Westerly along said McClellan Street, fifty-seven (57) feet, more or less, to the
point of beginning.

Also a right of way, in common with others, over land now or formerly of said Wyman from the
granted premises to North Pleasant Street, said right of way being described as follows:

BEGINNING: at the Southeasterly corner of the granted premises, and running;

THENCE: Northerly along the granted premises twenty-nine and four-tenths (29.4) feet,
more or less, to the Southerly side of a paved walk;

THENCE Southeasterly, in a straight line, to a point which point is distant Northerly sixteen
(16) feet, in a straight line, from an iron pin in the division line between property

of said Wyman and property now or formerly of said Ruder, and which iron pin is distant Easterly, measured along the line of land now or formerly of said Ruder, forty-five (45) feet from the place of beginning;

THENCE: Easterly, in a line parallel with, and sixteen (16) feet distant from, the division line between land of said Wyman and land now or formerly of said Ruder, to said North Pleasant Street;

THENCE: Southerly, along said North Pleasant Street, sixteen (16) feet to land now or formerly of said Ruder;

THENCE: Westerly, along land now or formerly of said Ruder, ninety-two and twelve hundredths (92.12) feet to the place of beginning.

Being the same premises conveyed to Grantors by deed of Glen T. Hughes et ux, dated July 16, 1968, and recorded in Book 1534, Page 7-8.

Mary Muskus
 Mary Muskus
Julius Muskus By
Mary Muskus POA
 Julius Muskus by Mary Muskus
 attorney in fact under a Durable
 Power of Attorney dated March 12,
 2003 and recorded herewith in Book
1543, Page 7.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 26th day of January, 2006, before me, the undersigned notary public, personally appeared MARY MUSKUS proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Jeanne Tolomeo
 Notary Public




JEANNE TOLOMEO
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 June 30, 2011

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 26th day of January, 2006, before me, the undersigned notary public, personally appeared MARY MUSKUS proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as attorney in fact for Julius Muskus.


Notary Public



JEANNE TOLOMEO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 30, 2011